

Bountiful City
Administrative Committee Minutes
March 25, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Lloyd Cheney;
Assistant Planner – Scott Holtry; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:30 pm and all present introduced themselves.
2. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for solar panels at 253 S. 200 E., OddJob Investments, LLC, Allen G. Larsen, applicant.

Mr. Larsen was present. Scott Holtry presented the staff report.

The applicant's property is located in the R-4, Residential Single Family zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts.

Plans have been submitted showing 40 solar panels. The panels will be divided up into approximately 3 rows of 13 panels and will be bolted to the roof studs as required by manufacturer specifications to secure them. The panels will be secured to the same pitch of the roof and after reviewing the angle of sunlight reflecting off the solar array, there are not any major signs that surrounding properties will be negatively affected.

Based on the findings, staff finds that the applicant would comply with requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is just for this site and is not transferable.

Staff discussed the placement, size and installation of the solar panels with applicant. The placement of the panels will be on the south roof of the house installed against the roof on a track system supports on the existing roof joists. The panels are 16 square feet weighing 45 pounds each.

Chairman Jensen opened the Public Hearing at 5:15 p.m.

Mrs. Mary Kammeyer, 223 E. 300 S. voiced concern that the solar panels would reflect into the neighboring houses, and that they were unsightly.

Mr. Clayson, voiced concern for the mounting of the panels to the roof and the potential for snow to slide into his yard.

Chairman Jensen closed the Public Hearing.

After discussing the matter, Mr. Knight made a motion to table this item until April 1 at 5:00 p.m. to allow staff time to review and to gather manufacture reports about weight, spec sheets and sample pictures of the solar panels. Chairman Jensen seconded the motion. Voting was 2-1 in favor. Chairman Jensen and John Mark Knight voted "aye, and Lloyd Cheney voted "nay".

3. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:28 p.m.